

**Draft**  
**STATE OF CONNECTICUT**  
**CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**  
**Minutes of Meeting**  
**March 12, 2014**

The meeting was called to order by Christopher Italia, Chairman, at 8:45 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)  
Sean T. Hagearty (Cert. Gen. App. - 2<sup>nd</sup> District)  
Gerald Rasmussen (Cert. Gen. App. – 4<sup>th</sup> District)  
(Attended meeting by conference call)  
  
Nicholas J. Tetreault (Cert. Gen. App. - 3<sup>rd</sup> District)  
Norris Hawkins (Public Member - 1<sup>st</sup> District)

Commission Members Absent: None

Commission Vacancies: Certified General Appraiser – 5<sup>th</sup> District  
Public Member – 5<sup>th</sup> District  
Public Member

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille                      Richard Maloney  
Vicky Bullock  
Robin Washbond

Public Present: Jim Kyle  
Denise O'Meara  
Michael Martone  
John Galvin  
William Henry

**Note:** The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director, at (860) 713-6135 or Fax: (860) 713-7230.

**Agency Web site:** [www.ct.gov/dcp](http://www.ct.gov/dcp)      **Division E-Mail:** [DCP.OccupationalProfessional@ct.gov](mailto:DCP.OccupationalProfessional@ct.gov)

### **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Hagearty, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the minutes of the January 8, 2014 Connecticut Real Estate Appraisal Commission meeting.

### **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

None

### **REQUESTING EQUIVALENT EDUCATION CREDIT**

#### **Diane Vitagliano, RCR – Requesting CE credit for CCMA 1A & 1B course (18 hrs)**

It was moved by Commissioner Tetreault, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to grant eighteen (18) hours CE credit and to allow Department staff the authority to grant equivalent education credit for CCMA 1A & 1B courses.

#### **Paul Champagne, RCG – Requesting CE credit for NMHC conference: ‘Apartment Strategies Outlook and Annual Meeting’ (12 hrs)**

It was moved by Commissioner Italia, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to grant twelve (12) hours CE credit.

#### **Therese Rutherford, RCG – Requesting CE credit for Appraisal Institute NY conference: ‘New York City: World Capital for Real Estate Investment’ (5 hrs)**

It was moved by Commissioner Hagearty, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to grant five (5) hours CE credit.

#### **Richard Fiengo, RCG – Requesting CE credit for IAAO webinar: ‘Complex Property Valuation: Hotels & Drugstores’ (3 hrs); CE credit for CAAO: ‘Update on Data and Recent Court Case Outcomes’**

Department staff approved: ‘Appraising Subsidized Housing’ (3 hrs); and ‘Valuation and/or Exemption of Unusual Properties’ (3 hrs)

It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried unanimously to grant nine (9) hours CE credit.

#### **Steven MacCormack, RCG – Requesting CE credit for Appraisal Institute course: ‘Comprehensive Review of Appraisal Concepts’ (18 hrs)**

It was moved by Commissioner Italia, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried unanimously to grant eighteen (18) hours CE credit.

**William O'Brien, RCG – Requesting CE credit for CCMA/CAAO courses taken for 9 hours credit. (Staff approved 9 hours for total of 18 hours)**

It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried unanimously to grant nine (9) hours CE credit.

**Kevin Bill, RCG – Requesting CE credit for CAR courses: Intro to Commercial Property (7 hrs), Short Sales & Foreclosure (7 hrs), Appraisal I**

It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried unanimously to grant eighteen (18) hours CE credit.

**Mark Kitchen, RCG – Requesting CE credit for CPA courses (18 hrs)**

It was moved by Commissioner Italia, Commissioner Hagearty 2<sup>nd</sup>, and the motion carried unanimously to grant eighteen (18) hours CE credit.

**Daniel Conte, RCR – Approval for teaching Basic Appraisal Principles (14 hrs)**

It was moved by Commissioner Italia, Commissioner Hagearty 2<sup>nd</sup>, and the motion carried unanimously to grant fourteen (14) hours CE credit.

**Rebecca Marsele, RCR – Requesting CE credit for Appraisal Institute course: Online Advanced Internet Search Strategies (7 hrs)**

It was moved by Commissioner Tetreault, Commissioner Hagearty 2<sup>nd</sup>, and the motion carried to grant seven (7) hours CE credit. Commissioner Italia recused himself from this matter.

**Joshua Martin, RCR – Requesting CE credit for Real Estate Principles and Practices (15 hrs)**

It was moved by Commissioner Italia, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried unanimously to grant fifteen (15) hours CE credit.

**Jan Barenholtz, RCG – Requesting CE credit for Real Estate Capital Markets Conference (4 hrs)**

It was moved by Commissioner Hagearty, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to grant four (4) hours CE credit.

**Richard Seman, RCR – Staff approved 3 hrs. CCMA course: Residential Appraisal Review (3 hrs) and Appraising Subsidized Housing for Assessment Purposes**

It was moved by Commissioner Hagearty, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to grant three (3) hours CE credit.

**Linda M. Kieft-Robitaille – Seeking approval for 14 hrs CE credit for course development, Instructor's Seminar and review of courses. Also, waiver of 3 hrs Appraisal Law Course**

It was moved by Commissioner Italia, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to grant fourteen (14) hours CE credit and waiver of three (3) hours Appraisal Law Course.

**Jim Kyle – Requesting 10 hrs CE credit for teaching Appraisal Law and National USPAP Update Course; and 18 hrs CE credit for Urban Geography course at CCSU**

It was moved by Commissioner Italia, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried unanimously to grant twenty-eight (28) hours CE credit.

**NEW APPLICANTS**

- 1. Curtis Grey, RCR applicant – Seeking approval of logs and sample selection**
- 2. Peter M. Maruca, RCR applicant – Seeking approval of logs and sample election**

It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried unanimously to approve the logs as submitted for both Curtis Grey and Peter Maruca.

**LEGAL**

**William Henry**

After discussion, the Commission advised Mr. Henry to submit six (6) work files from October, November and December 2013, and logs for January and February 2014 no later than 4:00 p.m. on Friday, March 14, 2014. He must also provide the January and February samples by March 21, 2014.

**DISCUSSION**

**CT DOT - Licensure of Appraisers**

Discussion on this matter was postponed to the April meeting

**NEW BUSINESS**

**Denise M. O'Meara, RCR**

Ms. O'Meara appeared before the Commission for guidance concerning the requirements to upgrade her license to Certified General Appraiser.

**ASC - Background Check Requirements**

Examiner Linda Kieft-Robitaille advised the Commission that the AQB proposed to delay the implementation of the Background Check provision in the 2015 Real Property Appraiser Qualification Criteria until January 1, 2017.

## **Raised Bill No. 205 – An Act Making Minor and Technical Changes to Real Estate Appraiser and Appraisal Management Company Statutory Definitions**

Linda Kieft-Robitaille provided an update on the status of Raised Bill No. 205 and reported that a Public Hearing was held on February 25, 2014. Consumer Protection Commissioner William Rubenstein gave testimony in support of the bill to the General Law Committee and the bill is currently in progress.

## **MANDATORY LAW COURSE INSTRUCTORS REQUIRING APPROVAL**

### **McKissock, LP**

**Daniel Bradley**

**Wallace Czekalski**

**Kenneth Guilfoyle**

**Charles Huntoon**

**Tracy Martin**

**Larry McMillen**

**Steven Vehmeier**

**Susanne Barkalow**

After discussion, the Commission decided that McKissock should notify DCP of their next offering of the Mandatory Law course along with name of the instructor, submit the instructor's documentation and resume and a list of appraisal courses the instructor taught in CT or if out of state, the law courses that they feel are comparable to the CT Law course for Commission review.

## **SCHOOL AND COURSE APPLICATIONS**

### **American Society of Farm Managers and Rural Appraisers, Inc.**

Income Approach Applications	8 hrs CE
Introduction to Commercial Greenhouse Appraisals	8 hrs CE
General Market Analysis and Highest & Best Use (A290)	30 hrs PL
Sales Comparison Approach for General Appraisers (A302)	30 hrs PL

### **Appraisal Institute**

Advanced Spreadsheet Modeling for Valuation Applications	15/14 hrs CE
Online General Appraiser Market Analysis and Highest & Best Use	30/28 hrs PL
General Appraiser Sales Comparison Approach	30 hrs PL
General Appraiser Sales Comparison Approach	18 hrs CE

### **Appraisal University**

2014-2015 7-Hour Equivalent USPAP Update Course (on-line) (Commission approved by email)	7 hrs CE
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### **Dynasty School**

2014 -2015 7-Hour Equivalent USPAP Update Course (on-line) (Commission approved by email)	7 hrs CE
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### **McKissock, LP**

2014-2015 15-Hour National USPAP Course (on-line)	15 hrs PL
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REO and Foreclosures (on-line)	5 hrs CE
Introduction to the Uniform Appraisal Dataset (on-line)	2 hrs CE
Heating, Ventilation and Air Conditioning Systems in Green Buildings (on-line)	4 hrs CE
Appraisal of Self-Storage Facilities (on-line)	7 hrs CE
The Thermal Shell (on-line)	3 hrs CE
2014-2015 7-Hour Equivalent USPAP Update Course (Commission approved by email)	7 hrs CE
Analyze This! Applications of Appraisal Analysis-Live Webinar	4 hrs CE
UAD – Up Close and Personal – Live Webinar	3 hrs CE

### **Massachusetts Board of Real Estate Appraisers**

2014-2015 7-Hour Equivalent USPAP Update Course (on-line) (Commission approved by email)	7 hrs CE
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Mastering Unique & Complex Property Appraisal	18 hrs CE
Mastering Unique & Complex Property Appraisal	20 hrs PL

### **The Greater New Milford Board of Realtors, Inc.**

House Talk	3 hrs CE
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### **Professional Business Institute**

Understanding 1031 Tax-Free Exchanges	6 hrs CE
Investment Fundamentals	12 hrs CE
Mortgage Fraud and Predatory Lending	12 hrs CE

### **OnCourse Learning Corp., d.b.a. Career WebSchool**

2014-2015 15-Hour Equivalent USPAP Course (on-line)	15 hrs PL
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### **Connecticut Chapter of the Appraisal Institute**

Sustainable Strategies Equal Value	2 hrs CE
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It was moved by Commissioner Tetreault, Commissioner Hagearty 2<sup>nd</sup>, and the motion carried unanimously to approve the above schools/courses as amended.

### **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

**Richard Maloney**, Director of Trade Practices, apprised the Commission of the March 13<sup>th</sup> Public Hearing concerning Raised Bill No. 5501, “*An Act Authorizing a Limited Scope Real Estate Estimated Valuation*”. Mr. Maloney stated that the Department was preparing written testimony and that staff had examined the bill and felt that a certified appraiser can perform a limited scope estimated valuation as determined by the contract between the appraiser and the client. Mr. Maloney stated that USPAP contains the Scope of Work Rule that appraisers must follow so each assignment is unique and the client and appraiser should determine that scope. He also stated the Department does not want to impose regulations upon the industry that determines that scope. Neither do they want to define the fees and enforce a violation of that fee schedule that

will then become regulation. Mr. Maloney stated that if they are required to create and promulgate these regulations with the advice and consent of the Commission they will state that the fees are determined by the marketplace.

**Michael Martone**, Murtha Cullina LLP, commented on Raised Bill No. 5501, “*An Act Authorizing a Limited Scope Real Estate Estimated Valuation*” and explained that for the last several years the Bankers and Realtors have sought to pass legislation that would allow Broker’s Price Opinions under certain conditions and it has been resisted by the Insurance and Real Estate Committee. The Banker’s argument is that there is a space where they need limited scope appraisals and in their opinion the appraisers thus far haven’t stepped up to get into that space. Mr. Martone added that this bill was an effort on the part of the Insurance and Real Estate Committee to meet that need while not allowing people that aren’t appraisers to provide opinions of value.

### **ADJOURN**

It was moved by Commissioner Hagearty, Commissioner Tetreault 2<sup>nd</sup>, and the motion carried unanimously to adjourn the meeting at 10:46 a.m.

Respectfully submitted,

Robin Washbond  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, April 9, 2014 at 8:30 a.m. – Room 126**